

TAX MAP 9, P/O PARCEL 320 - LOT 4
ACCOUNT NO. 05-014018
N/F LANDS OF
PAUL J. WALKER, JR., TRUSTEE & CLARA ELIZABETH WALKER, TRUSTEE
22753 SUSSEX PINES ROAD
GEORGETOWN, DEL. 19947
DEED REFERENCE: S.V.H. 4322/402
PLAT REFERENCE: W.C.L. 73/8
CURRENT ZONING: E-1 ESTATE/PP RESOURCE PROTECTION
USE: AGRICULTURAL/RESIDENTIAL

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SVH LIBER 240 FOLIO 23
RECORDED
07/07/2014

SEWAGE RESERVE AREA DATA				
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	N 278813.335	E 183222.830	10.3	SRA CORNER - 3-1
2	N 278808.456	E 183223.537	10.8	SRA CORNER - 3-1
3	N 278748.672	E 183221.781	10.8	SRA CORNER - 3-3
4	N 278753.843	E 183231.948	10.0	SP
5	N 278780.578	E 183241.197	11.1	SRA CORNER
6	N 278238.923	E 183267.855	11.1	SRA CORNER - 2-3
7	N 278417.562	E 183275.345	11.6	SRA CORNER - 2-4
8	N 278380.452	E 183281.923	11.6	SRA CORNER - 2-1
9	N 278210.947	E 183278.574	11.1	SRA CORNER - 2-1
10	N 278318.377	E 183275.097	12.3	SP - 2-2
11	N 278078.622	E 183271.782	11.1	SRA CORNER - 1-4
12	N 278018.588	E 183273.803	11.1	SRA CORNER
13	N 27820.117	E 183284.778	10.2	SRA CORNER - SP5
14	N 27854.902	E 183260.004	11.0	SRA CORNER - 1-1
15	N 27800.289	E 183286.213	11.1	SP5
16	N 278113.018	E 183283.339	11.1	SP5
17	N 27894.338	E 183309.551	10.9	SRA CORNER - 4-4
18	N 27862.800	E 183313.332	9.7	SRA CORNER - 4-3
19	N 27764.718	E 183317.421	10.5	SRA CORNER - 4-2
20	N 27795.970	E 183304.582	9.8	SRA CORNER - 4-1
21	N 27785.765	E 183309.923	10.6	SP

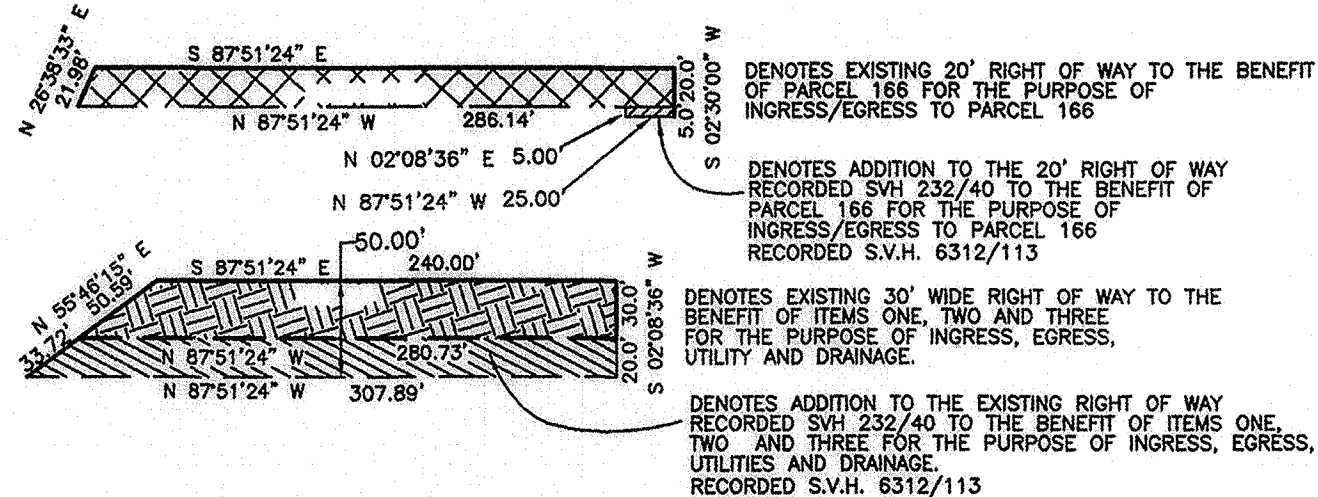
AREA COMPUTATIONS (ACRES)	
ORIGINAL REVISED ITEM TWO = 15.6376 ACRES±	
SUBTRACTION = 0.793 ACRES±	
NEW ITEM TWO "A" = 14.8446 ACRES±	
BUILDABLE AREA ITEM TWO "A" = 9.156 ACRES±	
ALLOWABLE RCA LOT COVERAGE = 2.227 ACRES±	
ORIGINAL REVISED ITEM THREE = 6.763 ACRES±	
ADDITION = 0.793 ACRES±	
NEW ITEM THREE "A" = 7.556 ACRES±	
BUILDABLE AREA ITEM THREE "A" = 3.932 ACRES±	
ALLOWABLE RCA LOT COVERAGE = 1.1334 ACRES±	
TOTAL AREA = 22.4006 ACRES±	

ATLANTIC COASTAL BAYS CRITICAL AREA NOTES

- THIS PROPERTY LIES WITHIN THE ATLANTIC COASTAL BAYS CRITICAL AREA. ANY AND ALL PROPOSED DEVELOPMENT ACTIVITIES MUST MEET THE REQUIREMENTS OF TITLE 5 (LAND AND WATER RESOURCES), SUBTITLE 1 (ATLANTIC COASTAL BAYS CRITICAL AREA) OF THE WORCESTER COUNTY CODE OF PUBLIC LAWS IN EFFECT AT THE TIME OF THE PROPOSED DEVELOPMENT ACTIVITY.
- DISTURBANCE TO THE ATLANTIC COASTAL BAYS CRITICAL AREA BUFFER IS PROHIBITED EXCEPT FOR ITEMS DESCRIBED IN SECTION NR 3-104 OF THE WORCESTER COUNTY CODE OF PUBLIC LAWS.
- THIS PROPERTY IS CLASSIFIED AS A (RCA) RESOURCE CONSERVATION AREA. IN THE RCA LOT COVERAGE IS LIMITED TO 15% OF THE TOTAL UPLAND, NON TIDAL WETLANDS AND PRIVATE TIDAL WETLANDS ACREAGE.

LEGEND

- FOUND CONCRETE MONUMENT
- FOUND IRON ROD
- SET IRON PIPE
- △ UNMARKED POINT
- ⊙ PROPOSED WELL



SEWAGE RESERVE AREAS "B", "C", & "D"

This subdivision is approved for interim individual water supply and sewage disposal systems in accordance with the County Comprehensive Water and Sewer Plan. The applicant or any future owner must discontinue use of these systems and connect to the community system(s) when available. The disposal systems are RESTRICTED TO SAND MOUND DESIGN meeting current Environmental Programs standards. Water supplying the wells shall be from a confined aquifer (approximately 50' feet below the ground level) or some deeper confined aquifer. (For each building unit, a minimum of 10,000 ft. sq. exclusive of buildings, easements, right of ways and such other permanent or physical objects, shall be provided for the subsurface disposal of sewage). Soil evaluations were completed based on existing elevations. Any alterations of elevation or changes in grade are prohibited without prior approval of this office.

Handwritten signature: Randy Mathis, LEWS
APPROVING AUTHORITY WORCESTER COUNTY
Date: 7-2-14

BOUNDARY LINE ADJUSTMENT BETWEEN LANDS OF SHELL POINT FARM, LLC & CHRISTOPHER A. ANDREWS CREATING ITEM TWO "A" AND ITEM THREE "A" TAX MAP 9 - PARCEL 385 & PARCEL 386

FIFTH TAX DISTRICT WORCESTER COUNTY, MARYLAND

GENERAL NOTES

- THIS PROPERTY LIES IN THE ATLANTIC COASTAL BAYS CRITICAL AREA AND IS CLASSIFIED AS A RESOURCE CONSERVATION AREA (RCA).
- BASED UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 240083 0025A DATED 02/15/1979 THIS PROPERTY LIES IN FLOOD ZONE A-7; BASE FLOOD ELEVATION 6.00' M.S.L., FLOOD "B" AND FLOOD ZONE "C".
- SITE LIES IN WORCESTER COUNTY SUBWATERSHED 2130103 - ISLE OF WIGHT BAY DRAINAGE
- TOTAL SITE AREA = 26.4319 ACRES±
- ZONED E1, ESTATE DISTRICT AND RP, RESOURCE PROTECTION
REQUIRED SETBACKS: FRONT = 50'
SIDES = 50' EACH
REAR = 50'
- PLAT REFERENCE: S.V.H. 232/040 & S.V.H. 6312/113
- DEED REFERENCE: REVISED ITEM TWO, S.V.H. 5128/153
DEED REFERENCE: REVISED ITEM THREE, S.V.H. 6312/115
- THERE ARE NO ANIMAL CONTAINMENT STRUCTURES WITHIN 200' OF PROPERTY LINES.
- THERE ARE NO ORGANIZED TAX OR DRAINAGE DITCHES WITHIN THIS PROPERTY.
- PURPOSE STATEMENT
THE PURPOSE OF THIS PLAT IS A BOUNDARY LINE ADJUSTMENT BETWEEN REVISED ITEM TWO AND REVISED ITEM THREE AS SHOWN ON PLAT RECORDED S.V.H. 232/040 CREATING ITEM TWO "A" AND ITEM THREE "A".

BEGINNING FOR THIS DESCRIPTION AT A FOUND CONCRETE MONUMENT AT THE NORTHEAST CORNER OF REVISED ITEM THREE AS SHOWN ON PLAT RECORDED AT S.V.H. 232/040 AND BEING FURTHER DESCRIBED AS THE NORTHEAST CORNER OF REVISED ITEM TWO OF SAID PLAT, THENCE ACROSS REVISED ITEM TWO WITH A NEW LINE OF DIVISION S 25°20'32" W 1004.71± TO THE LIMIT OF TIDAL WETLANDS OF THE BISHOPVILLE PRONG, THENCE BY AND WITH THE BISHOPVILLE PRONG (4) FOLLOWING COURSES, N 53°14'41" W 19.19', N 52°42'05" W 52.08', N 30°06'08" W 57.01', N 15°37'43" W 56.14' TO AN UNMARKED POINT AT THE SOUTHEAST CORNER OF REVISED ITEM THREE, THENCE BY AND WITH EASTEST LINE OF REVISED ITEM THREE N 55°29'18" E 275.09' TO A FOUND IRON ROD, THENCE N 26°38'33" E 677.69' TO THE POINT OF BEGINNING, CONTAINING 0.793 ACRES±.

0' 100' 200' 300'

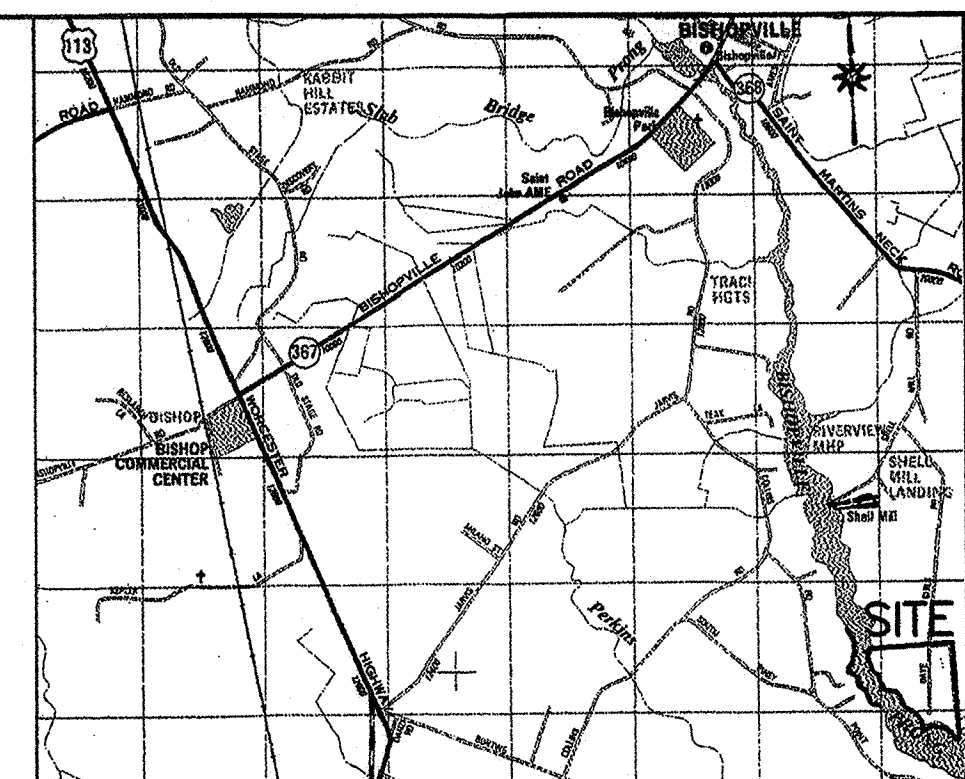
LIMIT OF TIDAL WETLANDS LINE TABLE

LINE	BEARING	DISTANCE
L1	S 68°51'24" W	10.04'
L2	S 78°47'50" W	33.08'
L3	N 54°17'41" W	18.58'
L4	N 20°26'22" W	51.70'
L5	N 31°27'25" W	32.90'
L6	N 27°58'40" W	32.95'
L7	N 48°34'06" W	54.21'
L8	N 67°05'07" W	39.16'
L9	N 66°01'45" W	30.04'
L10	N 68°59'03" W	37.87'
L11	N 84°11'55" W	45.54'
L12	N 60°58'39" W	51.09'
L13	S 79°12'36" W	55.70'
L14	S 64°31'14" W	54.72'
L15	S 62°52'19" W	50.62'
L16	N 78°48'03" W	13.22'
L17	N 20°33'38" W	43.32'
L18	N 04°22'29" W	36.43'
L19	N 05°48'02" W	35.91'
L20	N 04°44'01" W	44.67'
L21	N 33°19'52" W	28.74'
L22	N 32°27'45" W	37.91'
L23	N 29°46'05" W	40.39'
L24	N 44°10'21" W	25.11'
L25	N 39°20'37" W	30.13'
L26	N 62°32'09" W	34.08'
L27	N 53°14'41" W	50.81'
L28	N 52°42'05" W	52.08'
L29	N 30°06'08" W	57.01'
L30	N 15°37'43" W	56.14'
L31	N 05°20'08" W	21.31'
L32	N 02°00'12" E	60.18'
L33	N 39°43'14" W	59.70'
L34	N 68°04'08" W	46.48'
L35	N 88°05'38" W	41.91'
L36	N 79°58'58" W	40.60'
L37	N 55°09'08" W	51.08'
L38	N 23°34'45" W	44.82'
L39	N 19°37'51" W	46.21'
L40	N 17°31'23" W	53.63'
L41	N 05°00'12" E	37.35'
L42	N 05°00'12" E	31.67'
L43	N 60°37'40" W	52.38'
L44	N 40°51'04" W	59.76'
L45	N 23°52'03" W	55.27'
L46	N 07°14'48" W	48.66'
L47	N 23°48'43" W	62.58'
L48	N 04°17'37" W	49.91'
L49	N 04°47'46" E	39.94'
L50	N 16°58'03" W	33.21'
L51	N 08°44'44" E	18.07'
L52	N 35°14'18" E	49.20'

NON-TIDAL WETLANDS LINE TABLE

LINE	BEARING	DISTANCE
L1	N 56°45'07" E	41.45'
L2	N 66°30'32" E	37.60'
L3	N 08°55'34" E	37.95'
L4	N 77°21'27" E	37.08'
L5	S 25°56'12" W	21.47'
L6	S 33°18'13" W	50.66'
L7	S 47°48'41" W	66.22'
L8	S 51°25'57" W	40.00'
L9	N 07°25'50" E	48.20'

LEGAL DESCRIPTION ADDITION TO REVISED ITEM THREE



WORCESTER COUNTY PLANNING AND ZONING COMMISSION

The grant of a permit or approval of this subdivision shall not constitute a representation, guarantee or warranty of any kind by Worcester County or by any official or employee thereof of the practicability, buildability or safety of any proposed use, and shall create no liability upon the County, its officials or employees. Any approval by the Department of the Environment of any sewer or water system or suitability therefore is based upon State and County standards existing as of the date of approval. Such standards are subject to change and a building permit may be denied in the future, in the event current standards cannot be met as of the date of application for such permit. The approval shown hereon is not sufficient approval for a building permit. Worcester County does not guarantee the development or construction of any amenities shown on this plat. All such amenities shall be the responsibility of the owner and developer of this subdivision.

Handwritten signature: Brad D. O'Connell
WORCESTER COUNTY PLANNING COMMISSION
DATE: 7/3/2014

OWNER'S CERTIFICATION

The subdivision of land as shown on this plat is with free consent and in accordance with the desires of the owners, proprietors, and trustees, if any, thereof. The requirements of section 3-108 of the Real Property Article of the Annotated Code of Maryland (1981) as far as they relate to the making of this plat and the setting of markers have been complied with.

Handwritten signature: Keith Coffin
KEITH COFFIN - MANAGING MEMBER
SHELL POINT FARM, LLC
OWNER REVISED ITEM TWO
DEED REFERENCE S.V.H. 5128/153
TAX MAP 9, PARCEL 385
P.O. BOX 4347
OCEAN CITY, MARYLAND 21843
410-749-3489
DATE: 6-21-14

Handwritten signature: Christopher Andrews
CHRISTOPHER ANDREWS - OWNER REVISED ITEM THREE
DEED REFERENCE S.V.H. 5128, 153
TAX MAP 9, PARCEL 386
5605 ATLANTIC AVENUE
UNIT 406
OCEAN CITY, MARYLAND 21842
410-262-7620
DATE: 6-21-14

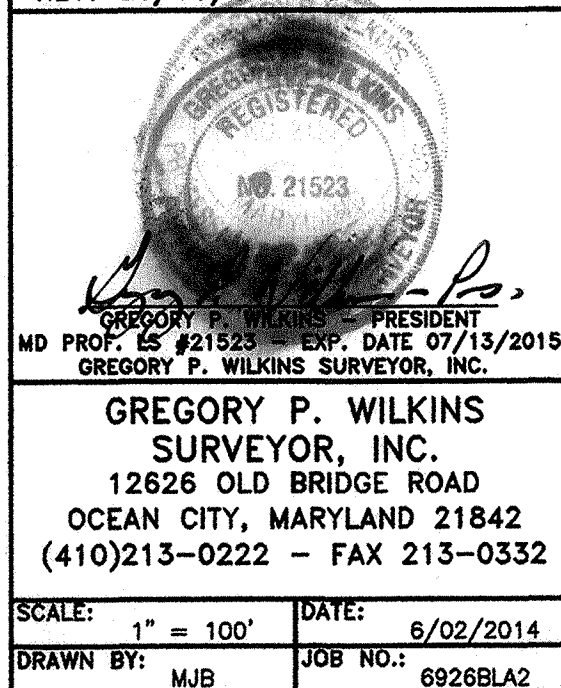
SURVEYOR'S CERTIFICATION

I hereby certify, to the best of my knowledge and belief, that the requirements of section 3-108 of the REAL PROPERTY ARTICLE of the Annotated Code of Maryland (1981) concerning the making of this plat and the setting of markers as well as all of the requirements of the County Commissioners and ordinances of the County of Worcester, Maryland regarding the platting of subdivisions within the County have been complied with.

Handwritten signature: Gregory P. Wilkins
GREGORY P. WILKINS - PRESIDENT
GREGORY P. WILKINS SURVEYOR, INC. - LICENSE NO. 21523
DATE: 6-16-2014

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 21523, EXPIRATION DATE 07-13-2015.

REV. 06/13/14 - DRP COMMENTS



SCALE: 1" = 100' DATE: 6/02/2014
DRAWN BY: MJB JOB NO.: 69268LA2

P. 205620 MSA 81257-8808